

DISTRICT III ADVISORY BOARD

AGENDA

October 7, 2009
7 p.m.

Wichita WATER Center
101 E. Pawnee

ORDER OF BUSINESS

- Call to Order
- Approval of minutes from September 2, 2009

PUBLIC AGENDA

1. Scheduled Items
Dave Chadick, donation bins

2. Non-Scheduled Items

Recommended Action: Receive and file.

STAFF REPORTS

3. Community Police Report
Community Police Officers for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

4. Wichita Fire Dept. Report
WFD staff for District III will report on specific concerns for the area.

Recommended Action: Receive and file.

NEW BUSINESS

5. Lincoln Street Bridge and Dam Improvements
Gary Janzen, Public Works Engineering, willThe proposed 2009-2018 Capital Improvement Program (CIP) includes funding for improvements to the Lincoln Street bridge and dam on the Arkansas River. Currently, the dam is located under the existing bridge. At nearly forty years old, both the bridge and dam are in deteriorating condition and need to be replaced.

The ARCAP project is a multi-jurisdictional plan that included project partners from a three county area, including the Arkansas River Coalition and the Kansas Department of Wildlife and Parks. The ARCAP identified two locations within the City of Wichita where safe boat passage needs to be addressed: the 21st Street dam and the Lincoln Street dam.

Two design concepts have been identified and are being investigated:

- 1.) Reconstruction/rehabilitation of the bridge and dam at the current location. Physical limitations at the current location would not allow fish or boat passage to be constructed.
- 2.) Build a new dam approximately 100 feet downstream and reconstruct the bridge at its current location. State and Federal regulatory agencies have indicated that relocation of the dam would require construction of a fish passage structure through the dam. This option would also include construction of a safe boat passage through the dam. Staff has been advised that grant funding may be available for both features.

Recommended Action: It is recommended that the District Advisory Board recommend approval of Design Concept Option No. 2.

6. 2010 Legislative Agenda

Dale Goter, Government Relations Manager, will present the City's state legislative agenda. It is comprised of recommendations from department heads, community-wide issues from Visioneering and REAP and various issues to monitor. Once approved, the agenda is presented to the South-Central Kansas Legislative Delegation and pursued during the subsequent legislative session that begins the following January.

Recommended Action: Receive and file.

7. PUD2009-00004, City creation of PUD-32, the Lost Sock Planned Unit Development for commercial, greenhouse, and warehousing development

Donna Goltry, Metropolitan Area Planning Department, will present PUD #32 The Lost Sock Planned Unit Development ("PUD"), generally located west of Hydraulic Street and 1/8 mile north of 55th Street South (5439 S Hydraulic Street). Current zoning of the property is SF-5 Single-Family Residential ("SF-5"), but past use was as a nursery and greenhouse, Meyer's Garden Spot. It has been closed for several years.

The proposed PUD is 5.06 acres and has six parcels. The PUD was selected as the means for structuring the land into a more cohesive future development pattern, capitalizing on the existing improvements to the extent possible, but moving forward toward a higher quality of development. Its location 1/8 mile away from the arterial intersection and north of the original "commercial corner" zoned LC Limited Commercial ("LC") in 1958 would not have made a case for LC or "OW" Office Warehouse ("OW") type zoning absent the existing buildings onsite. The use of warehouse type activities on the interior of the tract is based on the presence of existing structures that do not lend themselves to high traffic retail use. Setback and buffering requirements are unusual compared to normal commercial development due to the constraints from the existing land use ownership and development patterns. Building coverage varies among parcels due to existing building coverage and is greater than typical of CUPs for some parcels. Finally, design elements are proposed for phasing in as new or extensive redevelopment occurs over the course of reutilization of the land.

Recommended Action: Staff recommends the application be approved subject to conditions.

8. Office of Central Inspection update

Julie Irvin and Harlan Bascombe, supervisors for the Office of Central Inspection, will provide statistics on neighborhood inspections.

Recommended Action: Receive and file.

BOARD AGENDA

9. Updates, Issues and Reports

Opportunity for the Council Member and the District Advisory Board members to report any activities, events or concerns in the neighborhoods or District III.

- a. Council Member Skelton
- b. DAB members

Recommended Action: Receive and file.

DISTRICT III ADVISORY BOARD

10. Adjournment

The next regularly scheduled meeting for the District III Advisory Board will be held at 7 p.m. on Nov. 4, 2009, at the Wichita WATER Center, 101 E. Pawnee.